

Document No. 3832
Voted at Meeting of 8/2/79

BOARD OF APPEAL

AUGUST 2, 1979

1. Z-4457 Russell J. Tardanico et al
 5-7-11 Kimball Street, 10 Orchardfield Street,
 1362-1378 Dorchester Avenue, Dorchester
2. Z-4475 Elizabeth Buckley
 33 Marine Road, South Boston
3. Z-4477 Ralph P. DeRota
 414 Meridian Street, East Boston
4. Z-4478 Robert Bekerian
 113 Summit Street, Hyde Park
5. Z-4497 Sherman Rogan, Trustee
 261 West Newton Street, Boston
6. Z-4498 Luster T. Delany
 79 Brighton Avenue, Allston
7. Z-4507 Frederick Neundorf
 37 Melrose Street, Boston
8. Z-4509 Joseph J. Hoffman
 391-405 Market Street, Brighton

August 2, 1979

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 8/7/79

Z-4457
Russell J. Tardanico Et Al
5-7-11 Kimball Street
10 Orchardfield Street
1362-1378 Dorchester Ave., Dorchester

Approximately 20,638 square feet of land - B-1

| | | | |
|--------------|--------------------|-----------------------------|--------------------|
| District(s): | apartment_____ | general business <u>B-1</u> | industrial_____ |
| | residential_____ | local business_____ | waterfront_____ |
| | single family_____ | | manufacturing_____ |

Purpose: Erect one story restaurant structure
(Church's Fired Chicken)

Violation(s):

| <u>Section</u> | <u>Required</u> | <u>Proposed</u> |
|---|-----------------|-----------------|
| 8-7 Sale over the counter of on premises prepared food or drink for off-premises consumption or for on-premises consumption if, as so sold, such food or drink is ready for take out, is conditional in a B-1 District. | | |

Site is vacant lot in poor condition. Proposed facility is a take out - eat in Restaurant with seating accommodations for approximately twenty customers. Adequate parking will be provided. Little City Hall supports use. Recommend Approval with Provisos.

VOTED: In Reference to Petition Z-4457, brought by Russell J. Tardanico Et Al, 5-11 Kimball Street, 10 Orchardfield Street, 1362-1378 Dorchester Avenue, Dorchester for a conditional use to erect a one story restaurant structure in a General Business (B-1) District, the Boston Redevelopment Authority recommends approval with the following provisos: that the daily operation terminate no later than midnight; that plans be submitted to the Authority for Design Review.



Z-4457
1362 -1378 DORCHESTER AVE
5 W KIMBALL ST
10 ORCHARDFIELD ST.
(DOR.)

Board of Appeal Referrals 8/2/79

Hearing: 8/28/79

Z-4475
Elizabeth Buckley
33 Marine Road, South Boston
near I Street

Two and one half-story frame structure

| | | | |
|--------------|-----------------------|-----------------------|--------------------|
| District(s): | apartment_____ | general business_____ | industrial_____ |
| | residential R-.8_____ | local business_____ | waterfront_____ |
| | single family_____ | | manufacturing_____ |

Purpose: to change occupancy from four family dwelling to five apartments.

Violation(s):

| <u>Section</u> | <u>Required</u> | <u>Proposed</u> |
|---|-----------------|-----------------|
| 8-7 Any dwelling converted for more families which does not meet the requirements of lot area is forbidden in an R-.8 district. | | |
| 14-2 Lot area is insufficient. | 9000 sf | 5625 sf |

Petitioner proposes to make interior and exterior improvements to structure. Community groups and neighbors report favorably. Recommend approval with provisos.

VOTED: In reference to Petition Z-4475, brought by Elizabeth Buckley, 33 Marine Road, South Boston, for a forbidden use and variance for change of occupancy from four family dwelling to five apartments in a Residential (R-.8) District, the Boston Redevelopment Authority recommends approval provided that proposed exterior repairs and painting are completed.



Z-4475
33 MARINE RD.
(S. B.)

Board of Appeal Referrals 8/2/79

Hearing: 8/28/79

Z-4477

Ralph P. DeRota

414 Meridian Street, East Boston

near White Street

Three-story frame structure

| | | | |
|--------------|-----------------------|-----------------------|--------------------|
| District(s): | apartment_____ | general business_____ | industrial_____ |
| | residential R-.8_____ | local business_____ | waterfront_____ |
| | single family_____ | | manufacturing_____ |

Purpose: to change occupancy from three family dwelling to three family dwelling and barber shop.

Violation(s):

SectionRequiredProposed

8-7. A barber shop is forbidden in an R-.8 district.

Barber shop will occupy part of the first floor. Area is residential-commercial. Community and Little City Hall have no opposition. Recommend approval.

VOTED: In reference to Petition Z-4477, brought by Ralph P. DeRota, 414 Meridian Street, East Boston, for a forbidden use to change occupancy from three family dwelling to three family dwelling and barber shop in a Residential (R-.8) District, the Boston Redevelopment Authority recommends approval. Facility will be compatible with this mixed residential-commercial area.



Z-4477

4 MERIDIAN ST.
(E.B.)

Board of Appeal Referrals 8/2/79

Hearing: 8/28/79

Z-4478
Robert Bekerian
113 Summit Street, Hyde Park
near Mt. Pleasant Street

One and a half-story frame structure

| | | | |
|--------------|---------------------------|-----------------------|--------------------|
| District(s): | apartment_____ | general business_____ | industrial_____ |
| | residential_____ | local business_____ | waterfront_____ |
| | single family <u>S-.3</u> | | manufacturing_____ |

Purpose: to erect one story addition to one family dwelling.

Violation(s):

Section

Required

Proposed

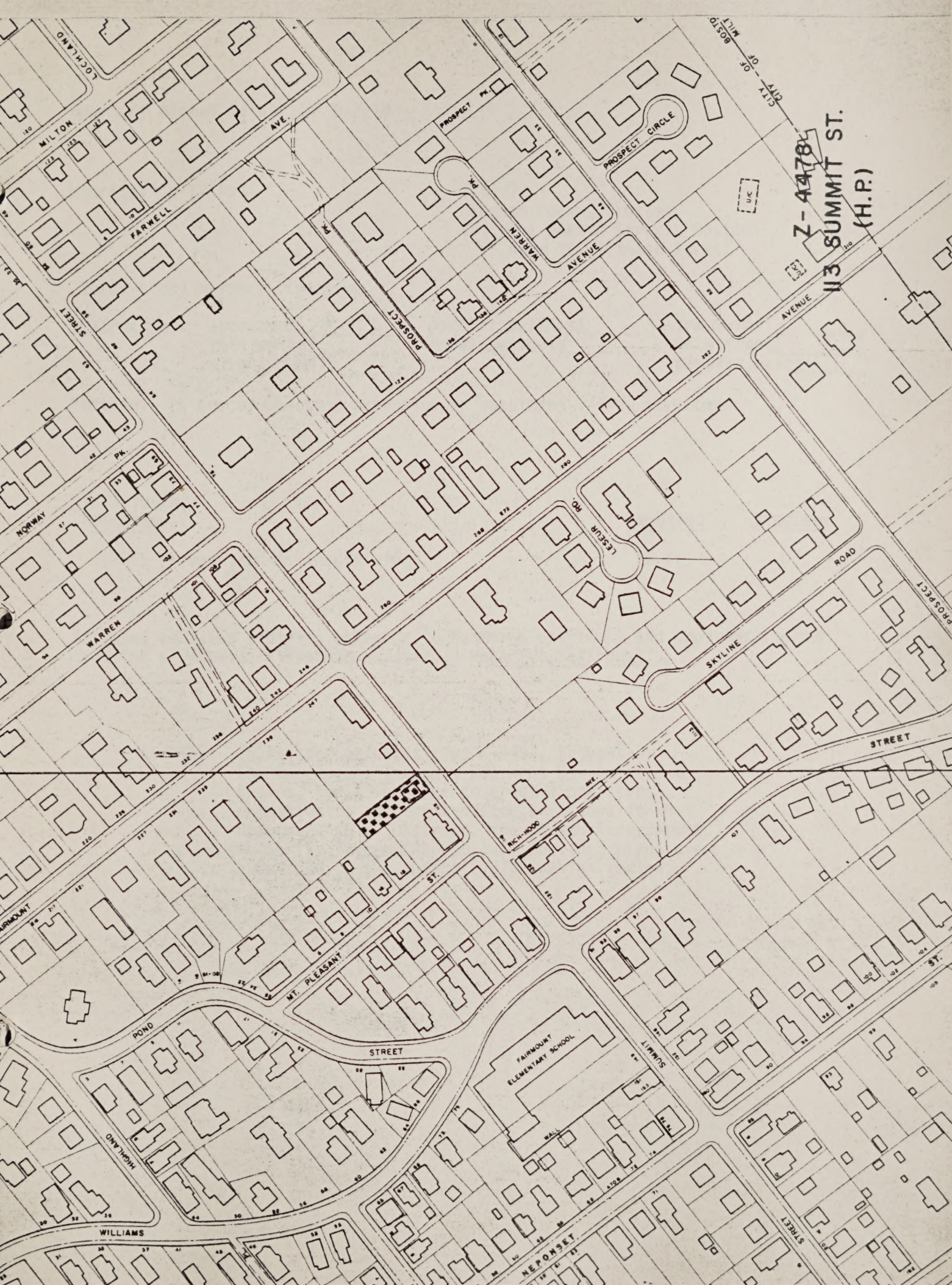
19-1. Side yard is insufficient.

12 ft.

7 ft.

Addition will be used as a family room. Violation is minimal with no adverse affect. Recommend approval.

VOTED: In reference to petition Z-4478, brought by Robert Bekerian, 133 Summit Street, Hyde Park, for a variance to erect a one-story addition to a one family dwelling in a Single Family (S-.3) District, the Boston Redevelopment Authority recommends approval. Violation is minimal with no adverse affect.



Z-4478

113 SUMMIT ST.
(H.P.)

Board of Appeal Referrals 8/2/79

Hearing: 9/11/79

Z-4497
Sherman Rogan, Trustee
261 West Newton Street, Boston
near St. Botolph Street

Three-story masonry structure

District(s): apartment H-2 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

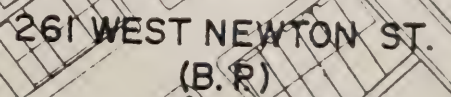
Purpose: to erect one-story extension to apartment-office structure.

Violation(s):

| <u>Section</u> | <u>Required</u> | <u>Proposed</u> |
|-----------------------------------|-----------------|-----------------|
| 18-1. Front Yard is insufficient. | 20 ft. | 0 |

Existing addition encloses entrance to basement apartment and provides shelter from the elements. Violation existing. Recommend approval.

VOTED: In reference to Petition Z-4497, brought by Sherman Rogan, Trustee, 261 West Newton Street, Boston, for a variance to erect a one-story extension to apartment-office structure in an Apartment (H-2) District, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.



Board of Appeal Referrals 8/2/79

Hearing: 9/11/79

Z-4498

Luster T. Delany

79 Brighton Ave., Allston

near Linden Street

Three-story masonry structure

| | | | |
|--------------|--------------------|---------------------------|--------------------|
| District(s): | apartment_____ | general business_____ | industrial_____ |
| | residential_____ | local business <u>L-1</u> | waterfront_____ |
| | single family_____ | | manufacturing_____ |

Purpose: to change occupancy from two apartments and offices to three apartments and office.

Violation(s):

Section

Required

Proposed

- 8-7. Dwelling converted for more families which does not meet the requirements of the lot area and open space is forbidden in an L-1 District.
- 14-2. Lot area is insufficient.
- 17-1. Open Space is insufficient.

Proposal will not have a significant impact on the commercial-residential neighborhood. Recommend approval.

VOTED: In reference to Petition Z-4498, brought by Luster T. Delany, 79 Brighton Avenue, Allston, for a forbidden use and two variances for change of occupancy from two apartments and offices to three apartments and office in a Local Business (L-1) District, the Boston Redevelopment Authority recommends approval. Proposal will not have a significant impact on the commercial-residential neighborhood.

Z-4498

79 BRIGHTON AVE
(BRI.)



Board of Appeal Referrals

August 2, 1979

Hearing: 8/21/79

Z-4507
Frederick Neundorf
37 Melrose Street, Boston
Near Church Street

Three story structure - H-2

District(s): apartment H-2 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Erect two story addition to three family dwelling.

Violation(s):

Section

Required

Proposed

15-1. Floor area ratio is excessive

21-1. Setback of parapet is insufficient.

Height, design and massing are incompatible with the architectural and historical character of Melrose Street and the neighborhood. Bay Village is presently in the process of designation as a historic district under Chapter 40c of the Commonwealth. Recommend Denial.

VOTED: In Reference to Petition Z-4507, brought by Frederick Neundorf, 37 Melrose Street, Boston, for two variances to erect a two story addition to a three family dwelling in an apartment (H-2) District, the Boston Redevelopment Authority recommends denial. Height, design and massing are incompatible with the architectural and historic character of Melrose Street and the neighborhood. Bay Village is presently in the process of designation as a Historic District under Chapter 40c of the Commonwealth.



Z-4507
37 MELROSE ST.
WILLIAM E. MULLINS (B.P.)

BROADWAY

WASHINGTON STREET

EXT

STREET

STREET

STREET

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Board of Appeal Referrals August 2, 1979

Hearing: 8/21/79

Z-4509
Joseph J. Hoffman
391-405 Market Street
Brighton
At Surrey Street

One story masonry structure L-.5

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-.5 waterfront _____
single family _____ manufacturing _____

Purpose: Erect one story retail stores structure.

Violation(s):

| <u>Section</u> | <u>Required</u> | <u>Proposed</u> |
|--|-----------------|-----------------|
| 18-3. Corner traffic visibility is insufficient. | | |
| 20-1. Rear yard is insufficient | 20 ft. | 3 ft. |

Three retail stores would occupy proposed structure. Petitioner has met with community and support is contingent upon significant design changes. Recommend Approval with Provisos.

VOTED: In Reference to Petition Z-4509, brought by Joseph J. Hoffman, 391-405 Market Street, Brighton, for two variances to erect a one story retail stores structure in a Local Business (L-.5) District, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for Design Review.



Z-4509
391-405 MARKET ST.
(BRI.)

